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RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

CH Realty IX-GBB I Salt Lake City 300 Street North, L.P.
423 W. Broadway, Suite 230
Salt Lake City, Utah 84101

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SUBURBAN LAND RESERVE, INC.**, a Utah corporation, as “**Grantor**”, grants, conveys and warrants, but only against Grantor’s own actions and no other actions (or inactions) of any other party whatsoever, to **CH REALTY IX-GBB I SALT LAKE CITY 300 STREET NORTH, L.P.**, a Delaware limited partnership, as “**Grantee**,” the real property located in Salt Lake County, Utah, described as follows (the “**Property**”):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; and (v) all matters an accurate ALTA survey (with all “Table A” items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 29 day of Sept. 2020.

SUBURBAN LAND RESERVE, INC.,
a Utah corporation

By: *R. Steven Romney*
R. Steven Romney, President
DLA

STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)

On this 29 day of Sept. 2020, before me personally appeared R. Steven Romney, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, who executed the within instrument on behalf of said corporation for its stated purpose.

Marilyn F. Nielson
Notary Public



Exhibit A

(Legal Description of the Property)

Parcel 3

A parcel of land located in Lot 3 and the South Half of the Northwest Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 89°49'53" East 1040.61 feet along the south line of the Northwest Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, North 00°10'07" East 86.00 feet to the east line of Copper Crossing Plat 2, a subdivision recorded January 14, 2019 as Entry No. 12918169 in Book 2019P at Page 15 of the records of the Salt Lake County Recorder and along said line the following five courses: 1) North 00°01'10" East 226.30 feet, 2) North 00°27'22" West 113.52 feet, 3) North 01°19'50" West 111.78 feet, 4) North 01°30'43" East 130.43 feet and 5) North 00°26'13" West 524.02 feet from the West Quarter Corner of said Section 2, and thence North 00°26'13" West 139.50 feet to the Northeast Corner of said Copper Crossing Plat 2; thence South 89°57'20" East 287.82 feet to the Southwest Corner of Lot 3 of said Section; thence along the west line of said Lot 3 North 00°00'19" East 1,154.92 feet to the southwesterly line of Lot 1, Stadler Plat 1, a subdivision recorded June 19, 2018 as Entry No. 12793978 in Book 2018P at Page 236 of said records; thence along the southwesterly line of said subdivision the following five courses: 1) North 89°57'48" East 706.21 feet, 2) South 82°53'00" East 747.21 feet, 3) South 00°01'23" East 981.50 feet, 4) North 89°50'27" West 22.50 feet and 5) South 00°10'07" West 136.53 feet to the north line of Gardner Logistics Center Plat 1, a subdivision recorded January 28, 2019 as Entry No. 12924984 in Book 2019P at Page 37 of said records; thence along said line and the westerly extension thereof the following four courses: 1) North 74°49'17" West 28.39 feet, 2) South 89°59'58" West 61.80 feet, 3) North 89°41'38" West 628.15 feet and 4) South 89°46'34" West 671.38 feet; thence along the south line of the Brighton Drain Easement, recorded May 13, 2005 as Entry No. 9376779 in Book 9130 at Page 8141 of said records the following three courses: 1) South 74°34'40" West 155.82 feet, 2) South 84°48'37" West 62.30 feet and 3) South 60°27'12" West 41.59 feet to a point of tangency of a 201.30 foot radius curve to the right; thence Westerly 79.36 feet along the arc of said curve through a central angle of 22°35'16" and a long chord of South 71°44'50" West 78.85 feet to the POINT OF BEGINNING. Said parcel contains 1,729,948 square feet or 39.71 acres, more or less.

Ckcd by JJB 28 Sept 2020

14-02-176-003-0000

